

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Lee Withers

TOWN COUNCIL
Arthur Heggins
Brandon Linn
Rodney Phillips
Charles Seaford
Steve Stroud

CHINA GROVE PLANNING BOARD MEETING
Minutes of Regular Meeting
Thursday, June 13, 2019

The China Grove Planning Board met on Thursday, June 13, 2019 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Jason Higgins
Natalie Morgan
Jason Hinson
Brie Bivens-Hager

Planning Board Members Absent: Rodney Phillips

Staff Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors: None

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

Approval/ Corrections of Minutes

Mrs. Bivens-Hager made the motion to approve the May 9th, 2019 minutes. Mr. Hinson seconded the motion, which carried unanimously.

Adoption of Agenda

Mr. Bivens made the motion to adopt the agenda. Mr. Higgins seconded the motion, which carried unanimously.

Public Comment

None

2019-SP-02; Novant Addition Major Site Plan

Mr. Gover stated the applicant is proposing a 6,339 square foot addition to the existing China Grove Novant medical office building located at 1965 N US 29 Hwy. He stated this site was permitted in 2014 and designed to accommodate this addition. He stated the existing site was designed using the current

Unified Development Ordinance (UDO). He stated the expansion of the parking lot, and landscaping will meet the same standards. He stated on May 22nd the TRC reviewed the site plan and discussed requirements of the UDO. He stated the proposed addition meets the minimum design requirements. He stated the addition will be brick with a horizontal EIFS accent band to match the existing building. He stated the proposed front façade's window and door ratio is 73% and exceeds the minimum 40% requirement. He stated the roof mounted equipment is rear mounted and screened. He stated Type B & C landscaping is required. He stated the applicant plans to continue the existing pattern of parking lot perimeter shrubs. He stated the applicant plans to meet the requirement of a canopy tree within 60 feet of each parking space. He stated the applicant request that a Crepe Myrtle tree be allowed near the additions front entrance to mirror the existing building and TRC recommended approval of the request. He stated the existing parking area will be expanded from 35 to 59 spaces with handicapped parking increased from 4 spaces to 6. He stated the existing stormwater sand filter device is designed to accommodate the proposed impervious expansion. He stated McGill and Associates have reviewed the stormwater design and have confirmed the capacity of the sand filter. He stated the sand filter will be protected during construction. He stated a temporary construction driveway permit has been approved by NCDOT. He stated the Land Use Plan recommends Commercial future land use category.

Chairman Morton stated this is exactly what was proposed in 2014 for this site.

Chairman Morton opened the public hearing.

Chairman Morton closed the public hearing.

Mr. Hinson made the motion to recommend approval of Major Site Plan 2019-SP-02. Mr. Bivens seconded the motion, which was carried unanimously.

Adjourn

Mr. Bivens made the motion to adjourn. Mr. Hinson seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk